

SNAPSHOT of HOME Program Performance--As of 06/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Spartanburg

State: SC

PJ's Total HOME Allocation Received: \$5,502,361

PJ's Size Grouping*: C

PJ Since (FY): 1994

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State: 8			
% of Funds Committed	96.91 %	95.95 %	4	92.82 %	78	81	
% of Funds Disbursed	95.81 %	86.83 %	1	82.38 %	95	97	
Leveraging Ratio for Rental Activities	45.67	5.98	1	4.55	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	89.48 %	1	80.69 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	88.45 %	66.72 %	2	67.01 %	84	87	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	100.00 %	84.15 %	1	79.23 %	100	100	
% of 0-30% AMI Renters to All Renters***	50.00 %	38.19 %	5	44.47 %	57	60	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	95.18 %	1	93.93 %	100	100	
Overall Ranking:			In State:	1 / 8	Nationally:	94 95	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$75,000	\$14,052		\$24,984	4 Units	2.50 %	
Homebuyer Unit	\$22,993	\$34,860		\$14,192	143 Units	87.70 %	
Homeowner-Rehab Unit	\$33,457	\$21,414		\$20,036	16 Units	9.80 %	
TBRA Unit	\$0	\$548		\$3,164	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Spartanburg SC

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$59,322	\$60,307	\$36,778
State:*	\$70,221	\$8,339	\$22,769
National:**	\$86,663	\$70,545	\$22,663

CHDO Operating Expenses:
(% of allocation)

PJ: 2.1 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.81

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	0.0	5.3	0.0	0.0
Black/African American:	100.0	93.8	100.0	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.9	0.0	0.0

ETHNICITY:

Hispanic	0.0	0.0	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	0.0	7.1	31.3	0.0
2 Persons:	50.0	11.5	31.3	0.0
3 Persons:	0.0	11.5	12.5	0.0
4 Persons:	50.0	56.6	6.3	0.0
5 Persons:	0.0	13.3	6.3	0.0
6 Persons:	0.0	0.0	6.3	0.0
7 Persons:	0.0	0.0	0.0	0.0
8 or more Persons:	0.0	0.0	6.3	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	0.0	5.3	12.5	0.0
Elderly:	0.0	7.1	43.8	0.0
Related/Single Parent:	100.0	52.2	31.3	0.0
Related/Two Parent:	0.0	34.5	12.5	0.0
Other:	0.0	0.9	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	0.0	0.0 [#]
HOME TBRA:	0.0	
Other:	100.0	
No Assistance:	0.0	

of Section 504 Compliant Units / Completed Units Since 2001 18

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Spartanburg State: SC Group Rank: 94
 (Percentile)
 State Rank: 1 / 8 PJs Overall Rank: 95
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.46%	88.45	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	100	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.25%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.300	1.43	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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